



COUNTY OF SAN DIEGO

PLANNING REPORT

BOARD OF SUPERVISORS

GREG COX
First District

DIANNE JACOB
Second District

DAVE ROBERTS
Third District

RON ROBERTS
Fourth District

BILL HORN
Fifth District

DATE: February 3, 2016

01

TO: Board of Supervisors

SUBJECT: RIVERWAY SPECIFIC PLAN AMENDMENT AND REZONE; LAKESIDE COMMUNITY PLAN AREA (DISTRICT: 2)

Overview

This is a request for the Board of Supervisors (Board) to evaluate and consider the proposed RiverWay Specific Plan Amendment and Rezone project in the Lakeside Community Plan Area.

The project site is located north of Highway 67 in the RiverWay Specific Plan Area within unincorporated San Diego County (57th Edition Thomas Guide Page 1231, G-3, G-4, H-3).

The applicant proposes a Specific Plan Amendment and Zoning Amendment to the RiverWay Specific Plan for the Upper San Diego River Improvement Project (USDRIP). The proposed project would increase the maximum height development regulation to a portion of the RiverWay Specific Plan Area. No development is proposed with this action.

This Planning Report provides an overview of Board actions, a general project description and overview of project issues, and a discussion of staff and Planning Commission recommendations. The full project analysis can be found in the Planning Commission Hearing Report (Attachment A).

The project case numbers are: PDS2015-SPA-15-003, PDS2015-REZ-15-009, PDS2015-ER-98-10-014Y.

Recommendation(s)

PLANNING COMMISSION

On December 11, 2015 the Planning Commission considered the proposed Specific Plan Amendment and Rezone and made the following recommendations to the Board.

1. Adopt the Environmental Findings included in Attachment F.
2. Adopt the Resolution approving SPA-15-003 (Attachment C) for the reasons stated therein and discussed in this report.

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3. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF: PDS2015-REZ-15-009 (Attachment D).

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

The Department of Planning & Development Services (PDS) concurs with the Planning Commission's recommendation. PDS recommends that the Board take the following actions to approve the RiverWay Specific Plan Amendment and Rezone.

1. Adopt the Environmental Findings included in Attachment F.
2. Adopt the Resolution approving SPA-15-003 (Attachment C) for the reasons stated therein and discussed in this report.
3. Adopt the Ordinance titled, ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF: PDS2015-REZ-15-009 (Attachment D).

Fiscal Impact

N/A

Business Impact Statement

N/A

Advisory Board Statement

On September 9, 2015, the Lakeside Design Review Board (DRB) recommended approval of the project by a vote of 6-0-0-1 (6-ayes; 0-noes; 0-abstain; 1-absent).

On November 4, 2015, the Lakeside Community Planning Group recommended approval of the project by a vote of 9-1-0-5 (9-ayes; 1-no; 0-abstain; 5-absent).

Involved Parties

Applicant: Lakeside Land Company. See Ownership Disclosure in Attachment H.

Planning Commission Vote

On December 11, 2015 the Planning Commission placed the project on the consent agenda and voted 6-0-0-1 (Ayes: Woods, Beck, Norby, Brooks, Seiler, Barnhart; Noes: 0; Abstain: 0; Absent: Pallinger) to recommend approval of the RiverWay Specific Plan Amendment and Rezone project to the Board. This vote is consistent with the staff recommendation.

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BACKGROUND:

This project is a Specific Plan Amendment and Zoning Amendment to allow a minor increase in the maximum building height development regulations for portions of the RiverWay Specific Plan.

The RiverWay Specific Plan was adopted by the Board on March 6, 1991 and has been amended four times since adoption. The RiverWay Specific Plan contains approximately 592 acres located along the Upper San Diego River in the community of Lakeside. The RiverWay Specific Plan provides focused measures for future implementation of the Upper San Diego River Improvement Project (USDRIP), of which the project site is a part. USDRIP is an ongoing effort to achieve flood control, land use and community recreation goals for a portion of the Upper San Diego River.

The allocation of land uses within the RiverWay Specific Plan are grouped into 21 Planning Areas consisting of single-family residential, commercial, industrial, flood plain and a school/fire station. The RiverWay Specific Plan is also subject to a B Special Area Designator. The B Special Area Designator requires all development within the RiverWay Specific Plan to process a Site Plan with community review. Any proposed future development will be reviewed to ensure it complies with the General Plan; the Lakeside Community Plan and Design Guidelines; the Zoning Ordinance; and all other applicable goals, policies and regulations.

The proposed project includes a Specific Plan Amendment to change the height designator to two of the RiverWay Planning Areas, Planning Areas VIII and IX. A height designator is a zoning code development regulation which limits the maximum height of proposed structures. The Specific Plan Amendment would modify Planning Areas VIII and IX height designators from a G-Designator, which allows a maximum building height of 35 feet and a maximum of two stories, to an M-Designator, which allows a maximum building height of 45 feet and any number of stories, provided all building code requirements are met.

The project would also amend the zoning code of Planning Areas VIII and IX to reflect the change of the Specific Plan Amendment by modifying the Zoning Ordinance height designator from the G-Designator to the M-Designator, consistent with the Specific Plan Amendment.

The proposed project is a regulation change pertaining to height only. No development is proposed at this time. Future development is anticipated to have a similar size building coverage and design as the current development located on site. Additionally, the land use of the project area will not change as a result of this action. Future development located on the project site is anticipated to be industrial and commercial uses, similar to what exists today.

PROJECT ISSUES:

During the processing of the RiverWay Specific Plan Amendment and Rezone the Lakeside DRB expressed concerns that the proposed height increase would impact views from the surrounding roadways. In addition, the Lakeside River Park Conservancy was concerned with potential visual impacts to the river corridor pedestrian trail. Through a collaborative effort between the applicant, staff and concerned parties, issues were resolved with the implementation of height restriction buffers extending from the surrounding roadways and the river corridor

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pedestrian trail.

The Planning Commission Hearing Report prepared for this project includes a thorough analysis of the RiverWay Specific Plan Amendment and Rezone, including visual impacts and the height restriction buffers. It was determined that the project would not have a significant visual impact to the surrounding area. In addition, the Planning Commission Hearing Report thoroughly describes staff's analysis of the project's consistency with the County General Plan, Lakeside Community Plan, RiverWay Specific Plan, Zoning Ordinance and other applicable standards. A copy of the Planning Commission Hearing Report is included in Attachment A.

ENVIRONMENTAL STATUS:

This project is a Specific Plan Amendment and Zoning Amendment to allow a minor increase in the maximum building height development regulations for portions of the RiverWay Specific Plan. The project does not involve significant new environmental impacts which were not considered in the USDRIP Environmental Impact Report (EIR), State Clearinghouse Number 98041146. There is no substantial increase in the severity of previously identified significant effects and no new information of substantial importance has become available since the EIR was certified. Therefore, the project has been reviewed and found in compliance with the California Environmental Quality Act (CEQA) as detailed in the Environmental Findings in Attachment F.

PREVIOUS ACTIONS:

N/A

PUBLIC INPUT:

Throughout the processing of the project, the applicant attended multiple Lakeside DRB and the Lakeside Community Planning Group meetings. The Lakeside DRB recommended approval with a condition of a height restriction buffer. The applicant has agreed to implement the condition, which has been added into the Specific Plan Resolution.

In addition, surrounding property owners were provided notice of the project upon filing of the Specific Plan Amendment and Zoning Amendment application with PDS. Comments were received from the Lakeside River Park Conservancy concerning potential visual impacts to the river corridor pedestrian trail. The applicant, county staff and the Lakeside River Park Conservancy worked together to resolve the concern. As a result, the project will implement a height restriction buffer along the river corridor.

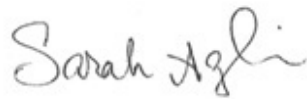
No other comments were received as a result of the public notices sent at the time of application submittal for the project, during processing of the permits, or at the Planning Commission Hearing.

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DEPARTMENT REASONS FOR RECOMMENDATION:

1. The project is consistent with the Specific Plan General Plan Land Use Designation because future development will be comprised of industrial/business park uses as specified in the RiverWay Specific Plan.
2. The project is located within the boundaries of the RiverWay Specific Plan and complies with all applicable regulations of the Industrial/Business Park planned use of the RiverWay Specific Plan.
3. The project has been reviewed in compliance with CEQA Guidelines.

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

- Attachment A – Planning Commission Hearing Report
- Attachment B – Planning Documentation
- Attachment C – Resolution Approving SPA-14-003
- Attachment D – ORDINANCE CHANGING THE ZONING REGULATION OF CERTAIN
PROPERTY WITHIN THE LAKESIDE COMMUNITY PLAN, REF:
PDS2015-REZ-15-009
- Attachment E – Environmental Documentation
- Attachment F – Environmental Findings
- Attachment G – Public Documentation
- Attachment H – Ownership Disclosure

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AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: ☐ Yes ☒ No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

☐ Yes ☒ No

PREVIOUS RELEVANT BOARD ACTIONS:

December 13, 2006 (1) – The Board approved the fourth amendment to the RiverWay Specific Plan (SPA 06-006).

April 5, 2006 (6) – The Board approved the third amendment to the RiverWay Specific Plan (SPA 05-003).

September 27, 2006 (2) – The Board approved the second amendment to the RiverWay Specific Plan (SPA 04-001).

August 9, 2000 (1) – The Board approved the first amendment to the RiverWay Specific Plan (SPA 00-002).

March 6, 1991 (5) – The Board adopted the RiverWay Specific Plan (SP 90-003).

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

**ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION
NUMBER(S):**

N/A

ORIGINATING DEPARTMENT: Planning & Development Services

OTHER CONCURRENCES(S): Department of Parks and Recreation

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